

075.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,005,400 / 1,005,400

APPRAISED:

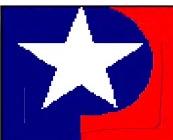
1,005,400 / 1,005,400

USE VALUE:

1,005,400 / 1,005,400

ASSESSED:

1,005,400 / 1,005,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
43		ROBIN HOOD RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: QUINN MAUREEN A &	
Owner 2: JOHNSON DAVID	
Owner 3:	

Street 1: 43 ROBIN HOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: QUINN MAUREEN A &amp; -

Owner 2: JOHNSON DAVID -

Street 1: 43 ROBIN HOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2003, having primarily Clapboard Exterior and 1840 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6951		Sq. Ft.	Site		0	70.	0.90	4									439,971						440,000	

Total AC/Ha: 0.15957

Total SF/SM: 6951

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 439,971

Spl Credit

Total: 440,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

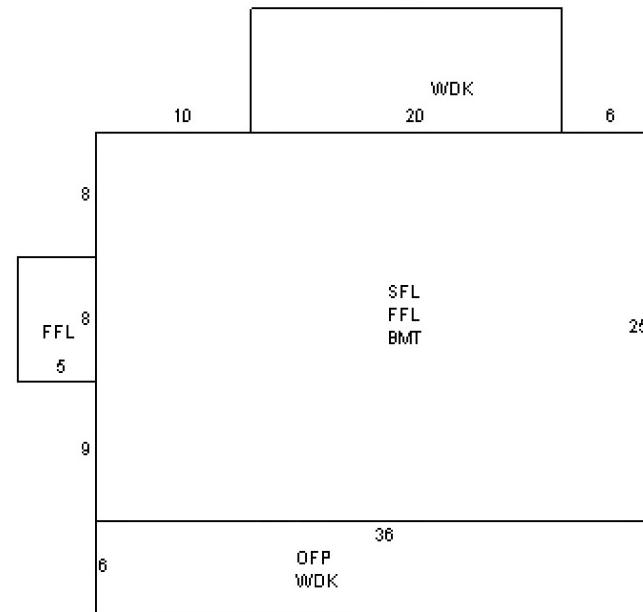
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	3	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 3 HB	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	7	3	

**DEPRECIATION**

Phys Cond:	VG - Very Good	1.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	1.5 %	

**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	1.22065210
Const Adj.:	1.01989794
Adj \$ / SQ:	161.842
Other Features:	114646
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562374
Depreciation:	8436
Depreciated Total:	553938

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	195.83	
Special Features:	0	Val/Su Net:	166.24	
Final Total:	553900	Val/Su SzAd:	301.03	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

075.0-0005-0007.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	V	GD	2003	31.88	T	9.6	101			11,500			11,500

More: N Total Yard Items: 11,500 Total Special Features: [ ] Total: 11,500

20

10

20

6

**AssessPro Patriot Properties, Inc**